



‘AS IS’ CONDITION ADDENDUM

Property: 502 5th Street, Rehoboth Beach, DE 19971

Seller: Tracey Trutto-Milloway

Buyer: _____

The following provisions are included in and supersede any conflicting language in the Contract.

The Property is sold in “AS IS” condition as of the date of contract acceptance. Seller makes no warranty, express or implied, as to the condition of the Property or any equipment, appliances or system contained herein, except as may be required by the Delaware Division of Natural Resources and Environmental Control, Inland Bays Pollution Control Strategy Regulations, if applicable. The Parties agree that all clauses in the contract pertaining to ☐ property condition and/or ☐ wood destroying insects are hereby deleted from the contract. Buyer understands and agrees that Seller has no obligation to make repairs.

☒ **“AS IS” Without Inspection(s)** Initials: Sellers

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 Buyers

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The property is sold in ‘AS IS’ condition as of the date of contract acceptance without any inspection(s) or contingencies regarding the condition of the Property.

☐ **“AS IS” With Inspection(s) and Right to Terminate** Initials: Sellers

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 Buyers

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The Property is sold in ‘AS IS’ condition as of the date of contract acceptance. Buyer, at Buyer’s expense, may have the Property inspected. In the event Buyer is dissatisfied with the results of any inspection(s), Buyer upon written notice to Seller given within _____ days from the date of contract acceptance shall have the unconditional right to terminate the Contract. If Buyer elects to terminate the Contract, the Contract shall become null and void, and Deposit(s) shall be disbursed in accordance with the Deposit paragraph of the Contract. If Buyer fails to have inspection(s) performed or fails to submit written notice of termination within the time period specified, Buyer shall have no right thereafter to terminate the Contract as a result of the inspection and the Contract shall remain in full force and effect.

Seller shall make the Property accessible for such inspection(s). Neither Buyer, nor any agent or contractor(s) of Buyer, shall in any way excavate, penetrate or otherwise damage any part of the Property without the prior written consent of Seller nor shall any furnishings, boxes, or personal property belonging to the Seller be moved or relocated unless absolutely necessary in connection with the inspection(s). Buyer and Seller shall have the right to be present during the inspections(s), and Buyer shall give Seller reasonable advance notice of the date and time of any inspection(s).

If Buyer or Buyer’s agents or contractors damage the Property during any inspection(s), Buyer shall be responsible for all costs incurred in correcting such damage. Buyer’s responsibility for all costs incurred in correcting any damage shall survive the termination of the Contract.

All other terms and condition of the Contract of Sale remain in full force and effect.

	dotloop verified 04/14/26 5:02 PM EDT UGRK-VFCZ-4RHU-JUUF
Seller	Date

	dotloop verified 04/14/26 4:54 PM EDT QDSO-40XO-CMAV-JVET
Seller	Date

	dotloop verified 04/15/26 2:56 PM EDT RMJW-5EZX-N5BW-2WF2
Seller	Date

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